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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri. PrathmeshNana Patil**

Name of Owner: **Shri. Lalit Radhakisan Deore &
Sau. Kalpana Lalit Deore.**

Residential Flat No. 08, Second Floor, Neighborhood Shraavan Sector - 5, " **Amiratan Co - Op. Housing Society Ltd.** ", Plot No. 02, Near Burkule Hall, Uttam Nagar, Ambad - Trimurti Chowk Link Road, At - Cidco, Taluka & District - Nashik, PIN Code – 422 0010, State – Maharashtra, Country – India.

Latitude Longitude: 19°57'59.8"N 73°45'12.7"E

Intended User:

Bank of Baroda

Regional Office Nashik Road Branch

BSNL Building, Datta Mandir Road, Nashik Road,
Nashik -422 101, State - Maharashtra, Country - India.

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :400072, (M.S), India

☎ **+91 22 47495919**

✉ mumbai@vastukala.co.in

🌐 www.vastukala.co.in



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 08, Second Floor, Neighborhood Shravan Sector - 5, " **Amiratan Co - Op. Housing Society Ltd.** ", Plot No. 02, Near Burkule Hall, Uttam Nagar, Ambad - Trimurti Chowk Link Road, At - Cidco, Taluka & District - Nashik, PIN Code – 422 0010, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser : Shri. Prathmesh Nana Patil. Name of Owner: Shri. Lalit Radhakisan Deore & Sau. Kalpana Lalit Deore.**

Boundaries of the property.

Boundaries	Building	Flat
North	Building	Side Margin
South	Building	Flat No.07
East	Building	Flat No.09
West	Road	Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 25,02,500.00 (Rupees Twenty-Five Lakh Two Thousand Five Hundred Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.28 10:57:31 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation report.

Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

The Chief Manager,**Bank of Baroda****Regional Office Nashik Road Branch**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik -422 101, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 27.06.2024
	b) Date on which the valuation is made	: 27.06.2024
3.	List of documents produced for perusal: <ul style="list-style-type: none"> i. Copy of Notarized Agreement Dated.20.06.2024. Between Shri. PrathmeshNana Patil From Shri. Lalit Radhakisan Deore (Purchaser) & Sau. Kalpana Lalit Deore (Owner). ii. Copy of Occupancy Certificate No. CIDCO/ BP/ (NT) NSK/ ADM/ 99 dated.29.09.1999 issued by City & Industrial Development Corporation of Maharashtra, Cidco. iii. Copy of Commencement Certificate No. BP/ NSK/ ADM/ 97-98/ 415 dated.14.07.1998 issued by City & Industrial Development Corporation of Maharashtra, Cidco. iv. True Copy of Approved Building Plan Accompanying Commencement Certificate No. 415 dated.14.07.1998 issued by Administrator Cidco, Nashik. 	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Proposed Purchaser: Shri. PrathmeshNana Patil Name of Owner: Shri. Lalit Radhakisan Deore & Sau. Kalpana Lalit Deore. Address: Residential Flat No. 08, Second Floor, Neighborhood Shravan Sector - 5, " Amiratan Co - Op. Housing Society Ltd. ", Plot No. 02, Near Burkule Hall, Uttam Nagar, Ambad - Trimurti Chowk Link Road, At - Cidco, Taluka & District - Nashik, PIN Code – 422 0010, State – Maharashtra, Country – India. Contact Person: Shri. PrathmeshNana Patil (Owner Representative) Contact No. +91 8975733189 Sole Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat is located on Second Floor. As per Approved plan, the composition of flat is Living + 1 Bedroom + Kitchen + WC + Bath + Passage + Balcony + Terrace (i.e., 1BHK+Terrace). But Internal Change Done site. Terrace is Convert into Bedroom. So As Per Site Inspection the composition of flat is Living +

		2 Bedroom + Kitchen + WC + Bath + Passage + Balcony + (i.e.,2BHK). The property is at 12.7 Km. distance from nearest railway station Nashik Road. Landmark: Near Burkule Hall
5a.	Total Lease Period & remaining period (if leasehold)	: N.A. as the property is freehold.
6.	Location of property	:
a)	Plot No. / Survey No.	: Plot No. 02
b)	Door No.	: Residential Flat No. 08
c)	T.S. No. / Village	: At - Cidco
d)	Ward / Taluka	: Taluka – Nashik
e)	Mandal / District	: District – Nashik
f)	Date of issue and validity of layout of approved map / plan	: True Copy of Approved Building Plan Accompanying Commencement Certificate No. 415 dated.14.07.1998 issued by Administrator Cidco, Nashik.
g)	Approved map / plan issuing authority	: City & Industrial Development Corporation of Maharashtra, Cidco
h)	Whether genuineness or authenticity of approved map/ plan is verified	: Yes
i)	Any other comments by our empanelled valuers on authentic of approved plan	Yes - As per Approved plan, the composition of flat is Living + 1 Bedroom + Kitchen + WC + Bath + Passage + Balcony + Terrace (i.e., 1BHK+Terrace). But Internal Change Done site. Terrace is Convert into Bedroom. So As Per Site Inspection the composition of flat is Living + 2 Bedroom + Kitchen + WC + Bath + Passage + Balcony + (i.e.,2BHK).
7.	Postal address of the property	: Residential Flat No. 08, Second Floor, Neighborhood Shraavan Sector - 5, " Amiratan Co - Op. Housing Society Ltd. ", Plot No. 02, Near Burkule Hall, Uttam Nagar, Ambad - Trimurti Chowk Link Road, At - Cidco, Taluka & District - Nashik, PIN Code – 422 0010, State – Maharashtra, Country – India.
8.	City / Town	: Nashik
	Residential area	: Yes
	Commercial area	: Yes
	Industrial area	: No
9.	Classification of the area	:
i)	High / Middle / Poor	: Middle Class
ii)	Urban / Semi Urban / Rural	: Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	: At - Cidco City & Industrial Development Corporation of Maharashtra, Cidco
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	: No

13.	Dimensions / Boundaries of the Property / Building		As per Actual Site	As per the Document
	North	:	Building	Open Space
	South	:	Building	12.00 M. Colony Road
	East	:	Building	Plot No. 03 of Adj. S. No
	West	:	Road	Plot No. 29
13.1	Flat		As per Actual Site	As per the Document
	North		Side Margin	Side Margin
	South		Flat No.07	Flat No.07
	East		Flat No.09	Flat No.09
	West		Road	15.00 M. Road
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°56'52.5"N 73°45'38.7"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 420.00 Balcony Area in Sq. Ft. = 81.00 (Area as per site Measurement) Built up in Sq. Ft. = 650.00 (Area as per Notarized Agreement)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up in Sq. Ft. = 650.00 (Area as per Notarized Agreement)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential Purpose	
2.	Location	:		
	C.T.S. No.	:	Plot No. 02	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	At - Cidco City & Industrial Development Corporation of Maharashtra, Cidco	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 08, Second Floor, Neighborhood Shraavan Sector - 5, " Amiratan Co - Op. Housing Society Ltd. ", Plot No. 02, Near Burkule Hall, Uttam Nagar, Ambad - Trimurti Chowk Link Road, At - Cidco, Taluka & District - Nashik, PIN Code – 422 0010, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	1999 (As per Occupancy Certificate)	
5.	Number of Floors	:	Ground + Stilt + 2 th Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	8 Flat on Second Floor	

8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	NA
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	Second Floor
2	Door No. of the Flat	:	Residential Flat No. 08
3	Specifications of the Flat	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Normal
7	Sale Deed executed in the name of	:	Name of Proposed Purchaser: Shri. PrathmeshNana Patil Name of Owner: Shri. Lalit Radhakisan Deore & Sau. Kalpana Lalit Deore.
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built up in Sq. Ft. = 650.00 (Area as per Notarized Agreement)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 420.00 Balcony Area in Sq. Ft. = 81.00 (Area as per site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 5,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Normal
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area

3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 4,600.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 2,600.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	:	₹ 28,500.00 per Sq. M. ₹ 2,648.00 per Sq. Ft
	Guideline rate obtained (after Depreciation)	:	₹ 25,627.00 per Sq. M. ₹ 2,381.00 per Sq. Ft
5	Registered Value (if available)	:	NA
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	₹ 1,250.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	25 Years
	Life of the building estimated	:	35 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	37.50%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,250.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 2,600.00 per Sq. Ft.
	Total Composite Rate	:	₹ 3,850.00 per Sq. Ft.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	650.00 Sq. Ft.	3,850.00	25,02,500.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			

12	As per current stage of work completion the value of the Flat (if Flat is under construction)		
13	After 100% completion final value of Flat		
	Total		25,02,500.00

Value of Flat

Fair Market Value	25,02,500.00
Realizable value	23,77,375.00
Distress Value	20,02,000.00
Insurable value of the property (650.00 Sq. Ft. X ₹ 2,000.00)	13,00,000.00
Guideline value of the property (650.00 Sq. Ft. X ₹ 2,381.00)	15,47,650.00
Remark - As per Approved plan, the composition of flat is Living + 1 Bedroom + Kitchen + WC + Bath + Passage + Balcony + Terrace (i.e., 1BHK+Terrace). But Internal Change Done site. Terrace is Convert into Bedroom. So As Per Site Inspection the composition of flat is Living + 2 Bedroom + Kitchen + WC + Bath + Passage + Balcony + (i.e.,2BHK).	

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 3,850.00 per Sq. Ft. (after depreciation) on Built Up Area for valuation after depreciation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Normal
ii) Likely rental values in future in and	₹ 5,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



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Actual site photographs



अमिरतन को ऑप ही सोसायटी
 अखंड टिके चोड, हाथिक - C
 पु. वि. वि. न.
 सजयवारी जाडे

फ्लॉर नं.	नाम
1	श्री तपन कुमार पोद्दार
2	"
3	" रेजी मॅथीव
4	श्री डाखला मणी
5	डी एन भद्राणे
6	अरवि के थारत
7	वि. चैन. टिकले.
8	"
9	अरि. रफ. राणे
10	एच. बी. सिचाडे

Route Map of the property

Site u/r



Latitude Longitude: 19°56'53.8"N 73°45'17.7"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 12.8 Km.)




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Government of Maharashtra

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महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year: 2024-2025 Language: English

Selected District: Nashik

Select Taluka: Nashik

Select Village: Mauje Nashik No.1 Shraavan Sector (Nashik)

Search By: Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)
Survey/No	1.41.1 - शिवाजी पुतळा (ताज हॉटेल जवळ) पासून सिम्रॉयसिस लागतच्या त्रिमुर्ती चौकाकडे जाणारा रस्ता	6400	28500	32370	35620	0 चौ. मीटर
Survey/No	1.41.2 - स्टेडियम लागतचा ताज हॉटेल कडे येणारा रस्ता (अंबड पोलीस स्टेशन कडून येणारा रस्ता)(1.42.1 ला जोडणारा रस्ता)	6400	28500	32370	35620	0 चौ. मीटर
Survey/No	1.41.3 - मोरवाडीकडून एम व्ही.पी. कॉलेज लागतचा रस्ता (1.40.2 व 1.44.1 ला जोडणारा रस्ता)	6400	28500	32770	35620	0 चौ. मीटर
Survey/No	1.41.4 - सहाय्या स्किमकडून सेंट फ्रांसिस शाळेकडे येणारा स्टेडियम लागतचा रस्ता व अग्निन सेक्टर कडे येणारा स्टेडियम लागतचा रस्ता	6000	28000	31870	35000	0 चौ. मीटर
Survey/No	1.41.5 - स्टेडियम पासून अग्निन सेक्टरमध्ये जाणारा रस्ता (1.43.6 समोरचा भाग) (1.41.2 ते 1.41.6 ला जोडणारा रस्ता)	6400	28500	32370	35620	0 चौ. मीटर



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Malpani Group Malpani Shree Rudra Residency

By MALPANI GROUP

Anjanvaz, Near Ram Temple, Plot No 24, Sector s/s 2/1/1 Shriwadi, B/H Ravi Sambhajji Krada Sankul, Odco, Nashik

Become the first to Rate


List updated: May 19 2024

₹22.75 L - 29.75 L | 3.50 K/sq.ft

EMI starts at: ₹2,05 K

See More


Contact Developer



1, 2 BHK Apartments Configurations

Ready to Move Possession Status

3.50 K/sq.ft Avg. Price



650 sq.ft. - 850 sq.ft (Built Up Area) Sizes

HOUSING.COM Buy in Nashik
MDC Ambad X Add
Download App
List Property Free
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Home / Nashik / MDC Ambad / Vinayaka Builders Vinayaka Samarth Classic 2 BHK Flat

2 BHK Flat

By VINAYAKA BUILDERS

Vinayaka Samarth Classic, Mahalakshmi Nagar, MDC Ambad, Nashik


Offer Zero brokerage & Show More

List updated: Jun 17 2024

₹36.0 L EMI starts at: ₹3,04 K

See More

Contact Owner



850 sq.ft Built Up Area

4.24 K/sq.ft Avg. Price

1 Years Old Age of property

Ready to move Possession status

Higher of 7 floors

West facing Facing

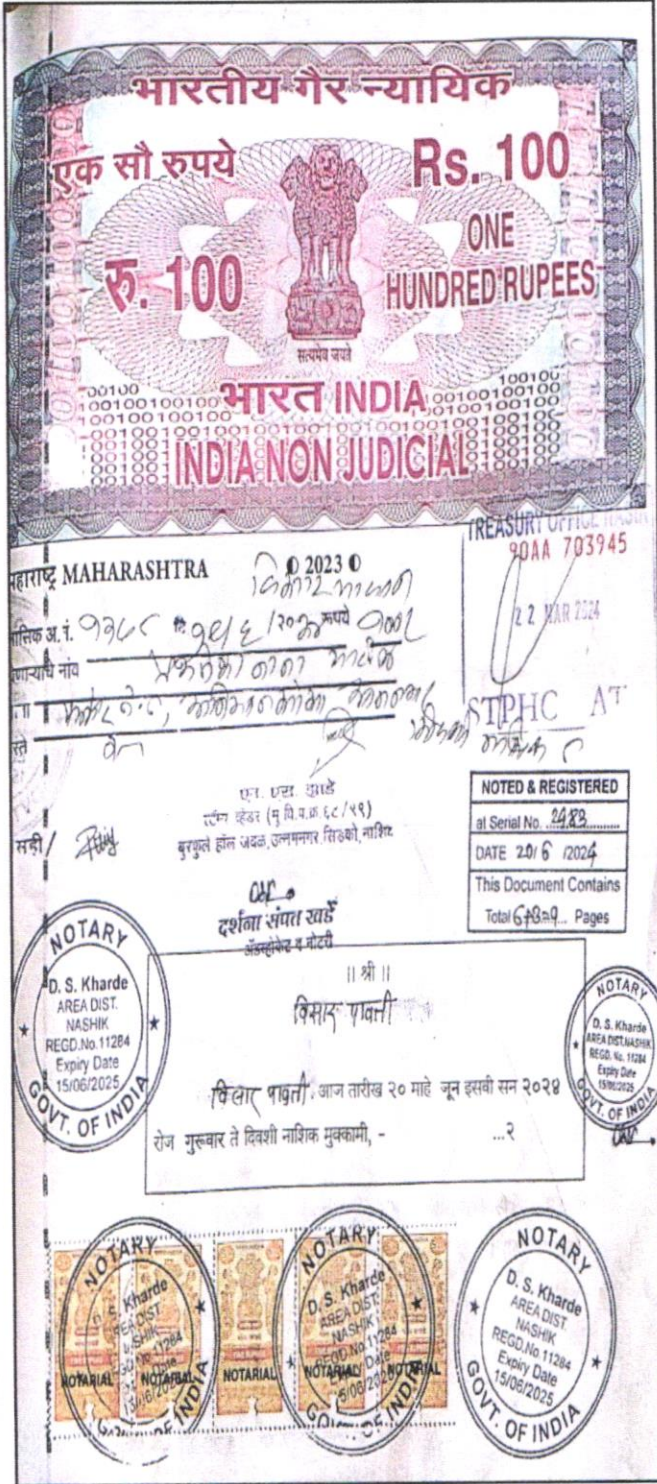
Unfurnished Furnishing

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Notarized Agreement



भारतीय नैर न्यायिक
एक सौ रुपये **Rs. 100**
रु. 100 **ONE HUNDRED RUPEES**
भारत INDIA
INDIA NON JUDICIAL

MAHARASHTRA 2023
 दिनांक 22/03/2024
 न्यायिक अ. नं. 9965/2024
 न्यायिक नं. 9965/2024
 न्यायिक नं. 9965/2024

TREASURY OFFICE
 90AA 703945
 22 MAR 2024
 STPHC AT

NOTED & REGISTERED
 at Serial No. 2483
 DATE 20/6/2024
 This Document Contains
 Total 6789 Pages

एन. एच. एडवोकेट
 वरुण देवर (मु. वि. प्र. क्र. 60/199)
 बुरकुले हॉल जवळ, उल्हासनगर, सिव्ही, नाशिक

NOTARY
 D. S. Kharde
 AREA DIST. NASHIK
 REGD. No. 11284
 Expiry Date 15/06/2025
 GOVT. OF INDIA

|| श्री ||
विसास पावती
 विसास पावती, आज तारीख २० माहे जून इस्वी सन २०२४
 रोज मुंबई ते दिवशी नाशिक मुक्कामी, - ...२

NOTARY
 D. S. Kharde
 AREA DIST. NASHIK
 REGD. No. 11284
 Expiry Date 15/06/2025
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NOTARY
 D. S. Kharde
 AREA DIST. NASHIK
 REGD. No. 11284
 Expiry Date 15/06/2025
 GOVT. OF INDIA

NOTARY
 D. S. Kharde
 AREA DIST. NASHIK
 REGD. No. 11284
 Expiry Date 15/06/2025
 GOVT. OF INDIA

दर्शना संपत्ता खाते
 अंशद्वारे व नोटेरी

- २ -

श्री प्रथमेश नाना पाटील
 उ. व. २४ वर्ष, पंढा नोबरी
 रावणार - फ्लॉट नं. ८, अमिरतन को. ऑप हीरिंग सोसा.
 उत्तम नगर, पाचवी योजना, सिव्ही, नाशिक-४२२००८
 आधार नं. ९२०५ २८३३ ३४७८

- वांसी -

१. श्री ललित राधाकिसन देवरे,
 वय २५ वर्ष, पंढा - नोबरी
 आधार नं. ९४२६ ७३०० ७०२४

२. सी. कल्पना ललित देवरे
 वय ३३ वर्ष, पंढा - नोबरी
 आधार नं. ५४६५ ००६० ८८३९

दोघेदी रा. फ्लॉट नं. ४, विजय वॉलेज आर्बाईट
 महारा नगर, पाचवी पंढा, पाचवी विभाग,
 नाशिक-४२२० ०१०

कारणे विसार पावती निवृत्त देतात ते येणेप्रमाणे :

१. मिळकतीचे वर्णन :
 तुम्ही निलस नाशिक, फेट तुम्ही लालुब नाशिक, नाशिक महानगरपालिका हद्दीतील सिटी ऑफ इन्टरनॅशनल डेव्हलपमेंट कॉर्पोरेशन ऑफ महाराष्ट्र लिमिटेड (सिव्ही)/नाशिक नाशिक गातील सिव्ही अंशद्वारे लिंक रोडवरील नेबरहुड क्रायम सेक्टर ई-५, उत्तम नगर, पाचवी योजना येथील फ्लॉट नं. २, पाचव्या भागात पूर्ण झालेल्या अमिरतन को. ऑप हीरिंग सोसायटी लि., या सहाकारी गुहानिर्माण संस्थेच्या दमस्तोमधील दुसऱ्या मजल्यावरील फ्लॉट नंबर ८ (आठ), याची येन बेज, हॉल, किचन, डब्ल्यू. सी वाय, याची क्षेत्र ६०.४० चौ.मीटर घन स्वरूप लाईट मिटर, पाणी पंप (प्लम्बिंग इत्यादी सुविधांसह) तसेच गाणे येणेचे वाग वहिवाटीचे फिने, कॉमन रॉबिन, फर्निचरचे जगा सामग्रीसह वापरण्याचे हक्कांसह येणे प्रमाणे वर्णनाची फ्लॉट मिळवतात जसे: पत्तु-विना -

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 अंशद्वारे व नोटेरी

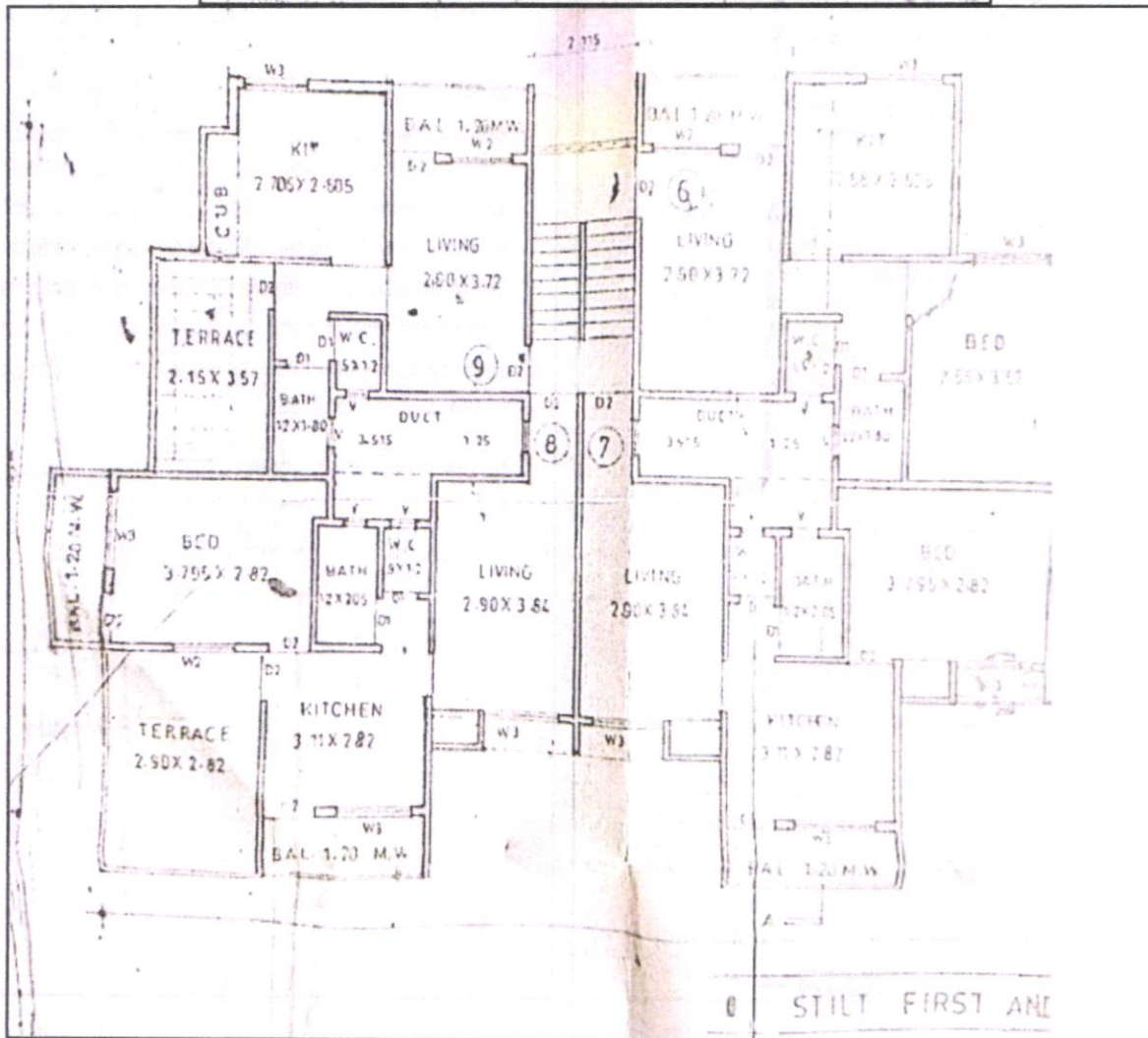
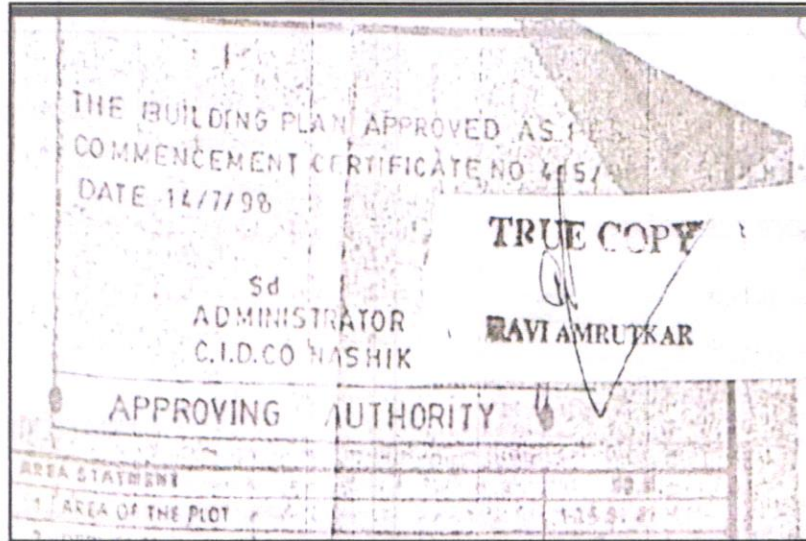
- ३ -

पुर्वेस : फ्लॉट नं. ९
 पश्चिमेस : १५ मीटर रोड
 दक्षिणेस : फ्लॉट नं. ७
 उत्तरेस : साईट मार्ग

येणे प्रमाणे वर्णनाची घट्टीसिमांकीत फ्लॉट मिळवत जाणे येणेचे, वाग वहिवाटीचे कॉमन जिने, पसेज, पार्कींग, कॉलनी रोड, कॉमन स्पेस सामाईक वापरणे हक्कांसह दरोबस्त मिळवत.



Approved Plan



Commencement & Occupancy Certificate

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ref. No. DP/NSK/ADM/97-98/415 Date: 18/7/98

COMMENCEMENT CERTIFICATE

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1999 (Maharashtra XXXVII of 1966) to Shri/Smt. / M/s. Amratan Co. Op. Housing Society


Plot No. 02 Sector: E-5 Neighbourhood Shri/Smt. / M/s. Amratan Co. Op. Housing Society at New Nashik in CIDCO, as per the approved plans and subject to the following conditions for the development work of the proposed Residential/Commercial/Industrial/Resi. - comm. building.

Total Plot area: $\rightarrow 1354.80 \text{ m}^2$

Proposed Built up area: 1358.19 Sq mtr. Total Floors-Ground + two only

Existing B/up area: 1358.19 Total B/up area: 1358.19

- This certificate is liable to be revoked by the Corporation if:
 - The development work in respect of which permission is granted under this certificate is not carried out or thereof is not in accordance with the sanctioned plans.
 - Any of the conditions subject to which the same is granted or any of the restriction imposed by the Corporation is contravened.
 - The Managing Director satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title-through or under him, in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
- The applicant shall:
 - Give notice to the Corporation on Completion upto plinth level and seven days before the commencement of the work.
 - Give written notice to the Corporation regarding completion of the work
 - Obtain an occupancy certificate from the Corporation after duly completion of compound wall / fencing and building.
 - Permit authorised officers of the Corporation to enter building or premises for which the permission has been granted at any time for the purpose of endorsing the Building Control Regulations and conditions of the Certificate.
- The Structural design materials, plumbing services, fire protection, electrical installation, etc. shall be in accordance with the provisions (except for the provisions in respect of Floor Area Ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institution.



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED NEW NASHIK PROJECT

No. CIDCO/BP(NT)NSK/ADM/99 16

CIDCO OFFICE
Mumbai Agra Road
New Nashik
Date: 29/09/99

OCCUPANCY CERTIFICATE


I hereby certify that the development of residential/commercial building for Shri/Smt. / M/s. Amratan Co. Op. Housing Society Nashik

on plot No./ Survey No. 2 Street Shrawana


Ward/Sector/Village E-5 Township CIDCO New Nashik

Completed under the supervision of Koti Arvind Rao & Associates has been inspected on 31/7/99 and declare that the development has been carried out in accordance with the General Development Control Regulations & the conditions stipulated in the Commencement Certificate dated 14/7/98 & that the part development (Shown red on the plan enclosed) is fit for the use for which it has been carried out.

1) Date of submission for Completion	<u>30/7/99</u>
Existing	<u>1358</u>
2) Builtup area	Proposed: <u>1358</u> m ²
Total	<u>1358</u> m ²
3) Plot area	<u>1354.80</u> m ²


 Senior Planner
 CIDCO
 New Aurangabad

To: Amratan Co. Op. Housing Society Nashik


K. Arvind Rao
Koti Arvind Rao & Associates

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is **₹ 25,02,500.00 (Rupees Twenty-Five Lakh Two Thousand Five Hundred Only)**. The **Realizable Value** of the above property **₹ 23,77,375.00 (Rupees Twenty-Three Lakh Seventy-Seven Thousand Three Hundred Seventy-Five Only)**, and the **Distress Value** **₹ 20,02,000.00 (Rupees Twenty Lakh Two Thousand Only)**.

Place: Nashik

Date: 27.06.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.28 10:58:03 +05'30'

Auth. Sign.

Enclosures

	Declaration from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name Branch Official with seal)



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An ISO 9001 : 2015 Certified Company



(Annexure – I)**DECLARATION FROM VALUERS**

I, Manoj Chalikwar son of Shri. Baburao Chalikwar declare that:

- a. The information furnished in my valuation report dated 27.06.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally inspected the property on 27.06.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Shri. Prathmesh Nana Patil From Shri. Lalit Radhakisan Deore & Sau. Kalpana Lalit Deore Notarized Agrrement dated. 20.06.2024.
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Rashmi Jadhav – Technical Manager Rishidatt Yadav – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 27.06.2024 Valuation Date - 27.06.2024 Date of Report - 27.06.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 27.06.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any 4th party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **27th June 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Built Up Area = 650.00 Sq. Ft.** in the Name of Proposed Purchaser : **Shri. PrathmeshNana Patil.** Name of Owner: **Shri. Lalit Radhakisan Deore & Sau. Kalpana Lalit Deore.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal

to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Built Up Area = 650.00 Sq. Ft.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be Normal and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure – II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.



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15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it 4th becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessary and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Place: Nashik
Date: 27.06.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBBI/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.28 10:58:17 +05'30'

Auth. Sign.



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